

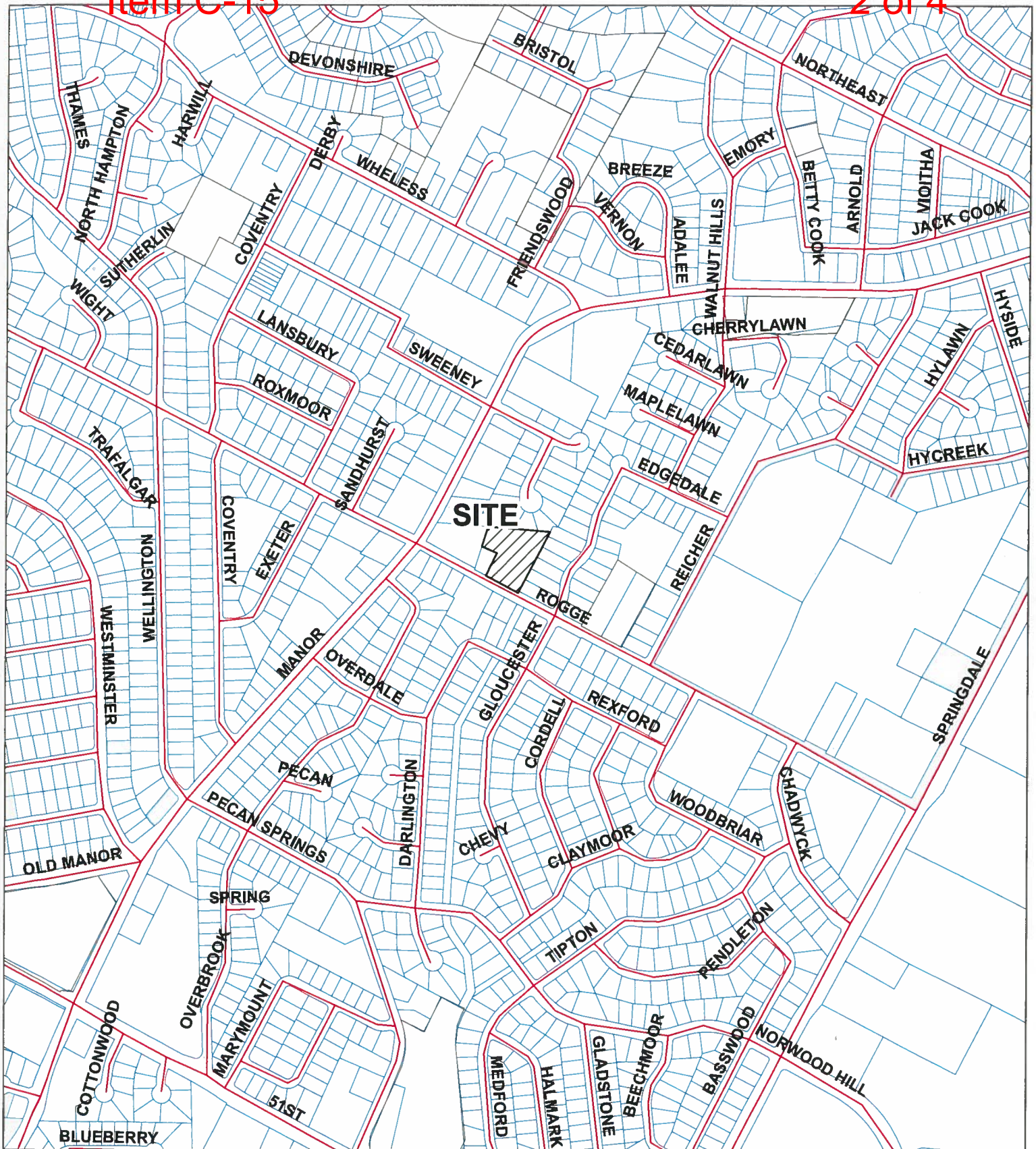
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0243.0A**P.C DATE:** May 24, 2016**SUBDIVISION NAME:** Manor Forest**AREA:** 1.65 acres**LOT:** 1**APPLICANT:** Manor Forest, LLC**AGENT:** Brown & Gay Engineering
(Pablo H. Martinez, P.E.)**ADDRESS OF SUBDIVISION:** 2910 Rogge Lane**GRIDS:** M25**COUNTY:** Travis**WATERSHED:** Fort Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU-CO-NP**NEIGHBORHOOD PLAN:** Pecan Springs - Springdale**PROPOSED LAND USE:** Residential

DEPARTMENT COMMENTS: The request is for the approval of the Manor Forest subdivision consisting of 1 lot on 1.65 acres. The applicant proposes to resubdivide the property into a one lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plat, the subdivision meets applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



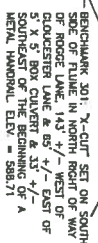
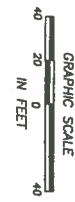
CASE#: C8-2015-0243.0A
 ADDRESS: 2910 ROGGE LANE
 PROJECT: MANOR FOREST SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

FINAL PLAT
MANOR FOREST
1.65 ACRES
THE RESUBDIVISION OF A PART OF THE
WILLARD THOMAS 2 ACRE TRACT OUT
OF THE THOMAS ELDREDGE SURVEY,
TARRANT COUNTY, TEXAS ADJACENT TO
THE CITY OF AUSTIN
VOLUME 8, PAGE 91
P.161.C17

1.65 ACRES
THE RESUBDIVISION OF A PART OF THE
WILLARD BOSTIC 2 ACRE TRACT OUT
OF THE THOMAS ELDRIDGE SURVEY,
TRAVIS COUNTY, TEXAS ADJACENT TO
THE CITY OF AUSTIN
VOLUME 8, PAGE 91
P.R.T.C.T.

SIDEWALK ALONG SOUTH RIGHT-OF-WAY OF ROGGE LANE, APPROXIMATELY 230' EAST OF MAJOR ROAD & 120' WEST ON SUBJECT TRACT'S SOUTHWEST CORNER. ELEV. = 598.75

ROGGE L
(R.O.W VAR)



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0243.0A

Contact: Cesar Zavala, 512-974-3404 or

Cindy Casillas, 512-974-3437

Public Hearing: May 24, 2016, Planning Commission

Your Name (please print)

Ima Parks
5602 Overbrook Dr.

☐ I am in favor
☒ I object

Your address(es) affected by this application

Ima Parks
Signature

5.11.16
Date

Daytime Telephone: [REDACTED]

Comments:

To whom this may concern
I am Against the proposed
development It will not be
beneficial for me nor my
neighborhood.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810